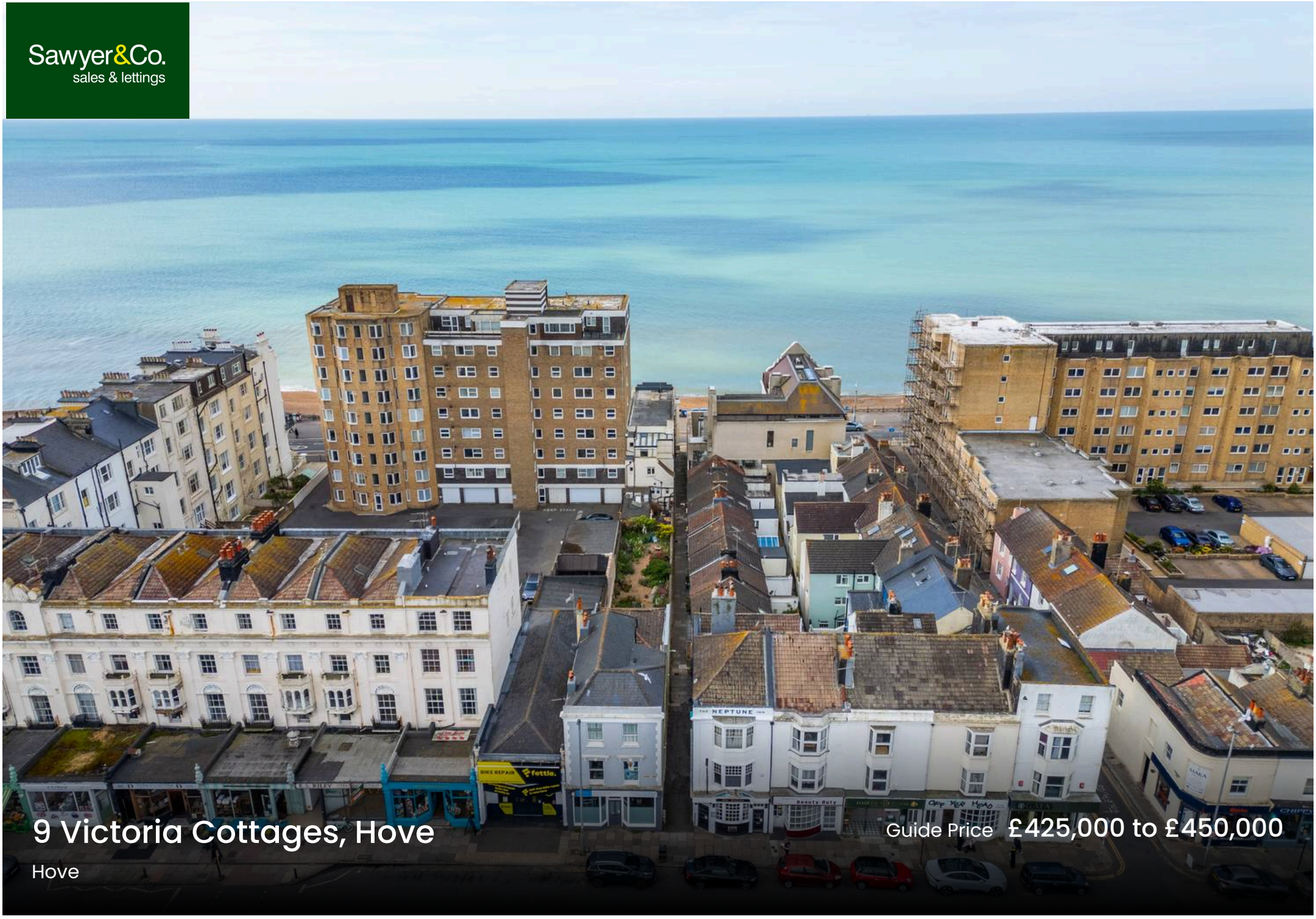
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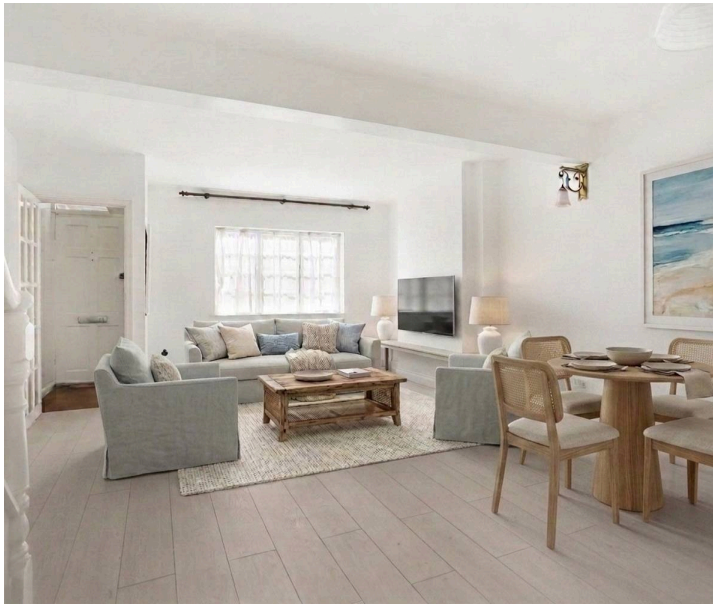
9 Victoria Cottages, Hove

Hove

Guide Price £425,000 to £450,000







9 Victoria Cottages

Hove

GUIDE PRICE £425,000 - £450,000

Perfectly positioned, nestled in a quiet passageway just moments from Hove Seafront and the beach, a rarely available TWO-BEDROOM HISTORIC COTTAGE with COURTYARD. Sold with NO ONWARD CHAIN.

Dating back to 1830, this period cottage forms an important part of Hove's historic heritage, being one of the few surviving remnants of the original Hove village. Ideally positioned between Kingsway and King's Esplanade, just moments from the seafront, the property beautifully combines character and convenience. Well-presented throughout with newly fitted carpets, the accommodation comprises a welcoming living room and a new contemporary kitchen on the ground floor. Upstairs are two generous double bedrooms and a spacious bathroom featuring both a bath and a separate shower.

Further benefits include useful built-in storage and attractive multi-pane sash windows that enhance the cottage's period appeal. Outside, a private courtyard offers excellent potential to create a secluded and relaxing outdoor retreat.







The Local Area

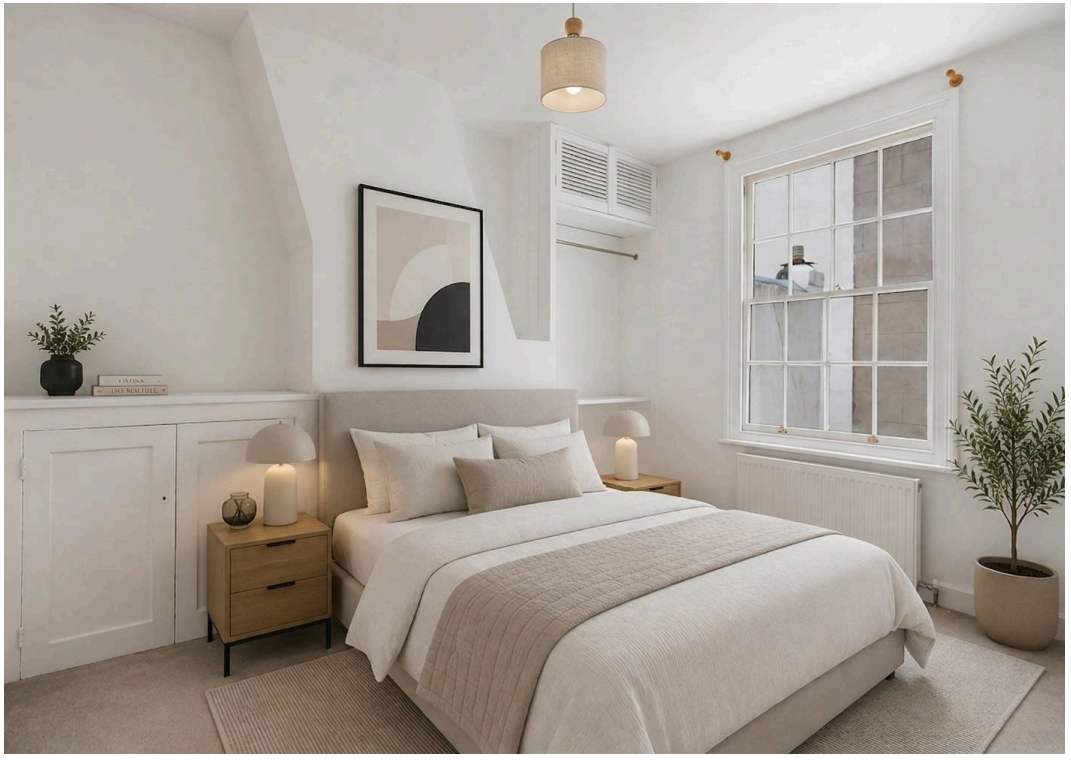
Victoria Cottages is a historic, highly sought-after terrace hidden away in the Cliftonville Conservation Area, just steps from Hove's seafront, the promenade, and Hove Lawns. A short walk away from the bustling cafe culture and shops of Church Road, nearer to home, a parade of local independent amenities on Kingsway includes the popular Sugardough bakery, the Kernel of Hove health food store, and Franco's Osteria, along with the King Alfred Leisure Centre. The renowned Marrocco's is at the end of the road with handmade Italian ice cream, perfect for hot summer days, together with authentic meals. The vibrant Hove seafront offers a wealth of leisure facilities, including padel courts, beach volleyball, and a skate park, perfect for an active lifestyle. The popular Babble Bar & Restaurant and Rockwater also provide a fun spot to enjoy refreshments by the sea.

The Local Area

The area benefits from plenty of public transport to all parts of Brighton, Hove and Portslade, while Hove train station with its mainline commuter links is within easy reach, approximately half a mile away. Local schools include St Andrew's C of E (Aided) Primary School, Brunswick, Aldrington, and Cottesmore St Mary's primary schools, together with St Christopher's Prep School. Popular secondaries include Hove Park School, Blatchington Mill, and Cardinal Newman Catholic School.

Further Information

This property is located on a pedestrian passageway within Parking Zone N and is in Council Tax band D, which was charged at £2,579.44 for 2026/27. EPC rating - D / Council Tax - D Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by. Parking – Not currently a controlled parking zone.







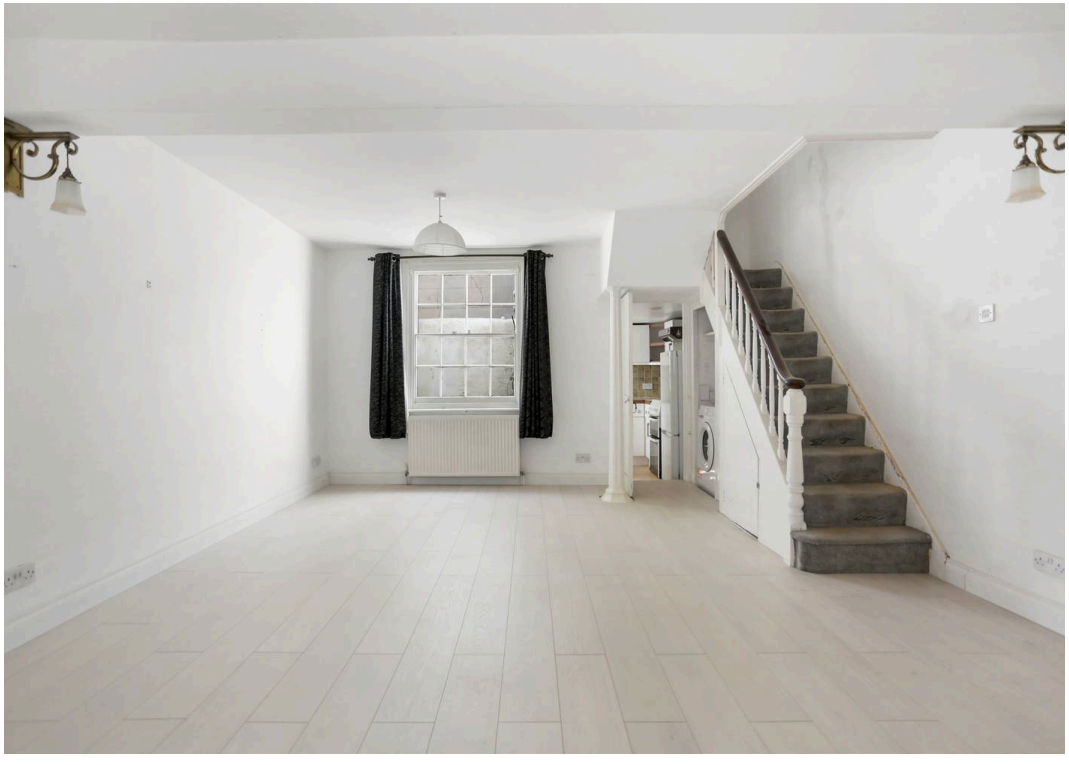




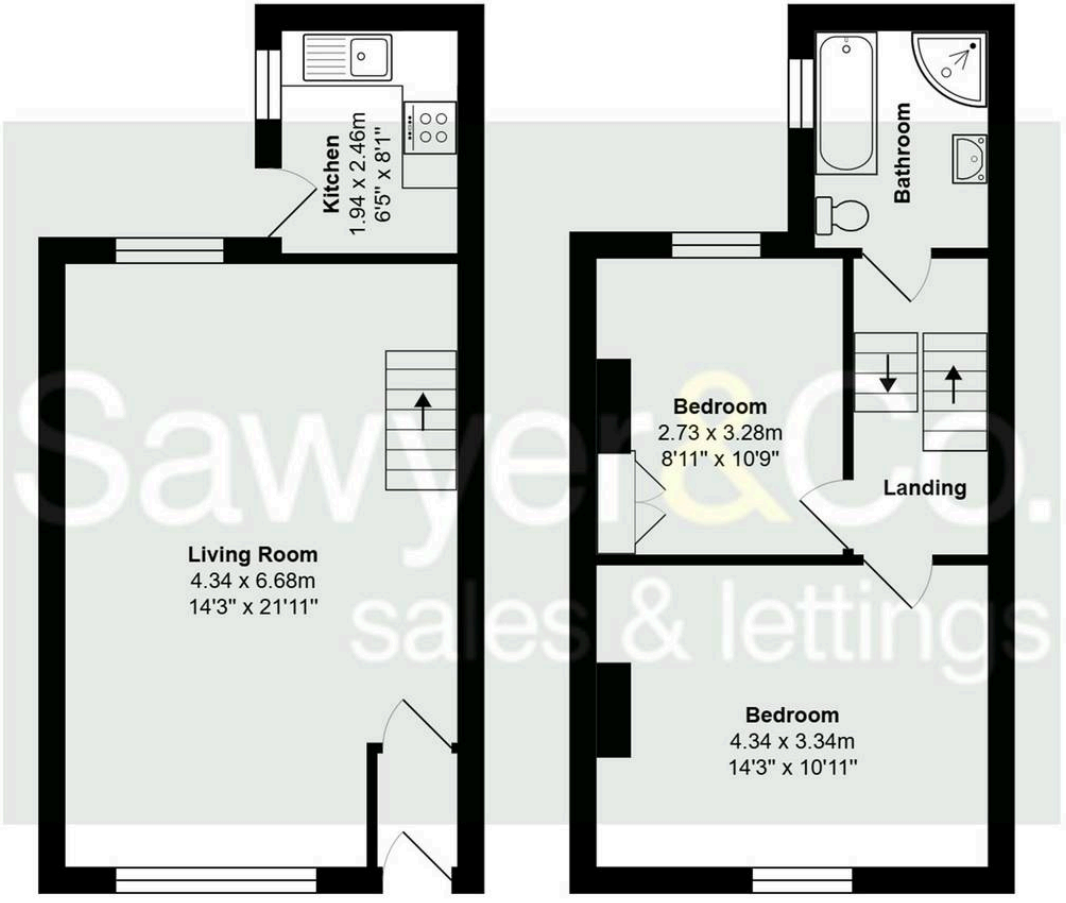












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Total Area: 68.1 m² ... 733 ft²

All measurements are approximate and for display purposes only.

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.